



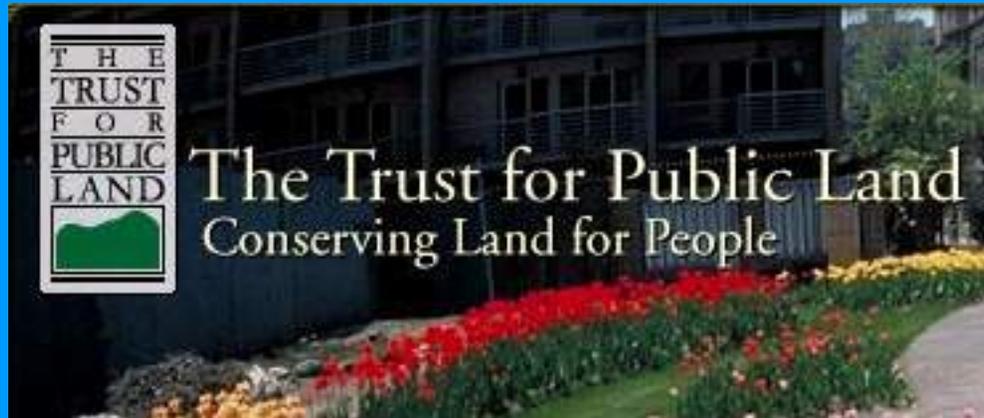
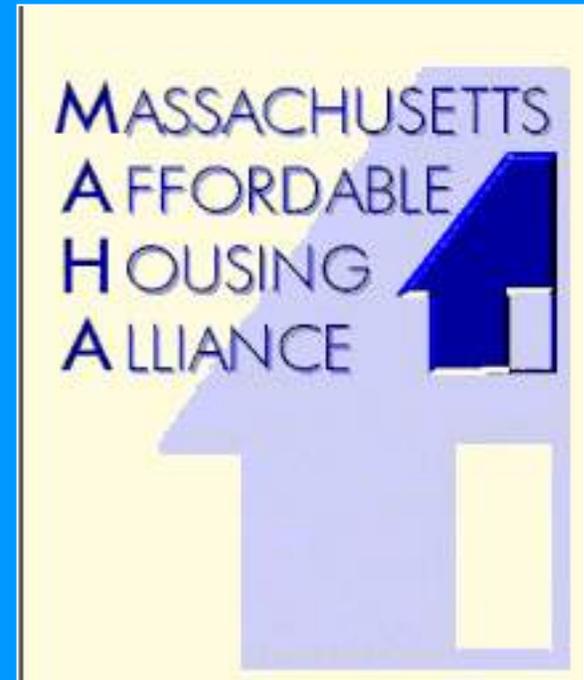
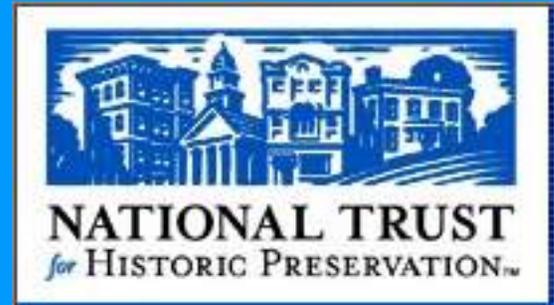
# The Community Preservation Act in Royalston



# The Community Preservation Coalition



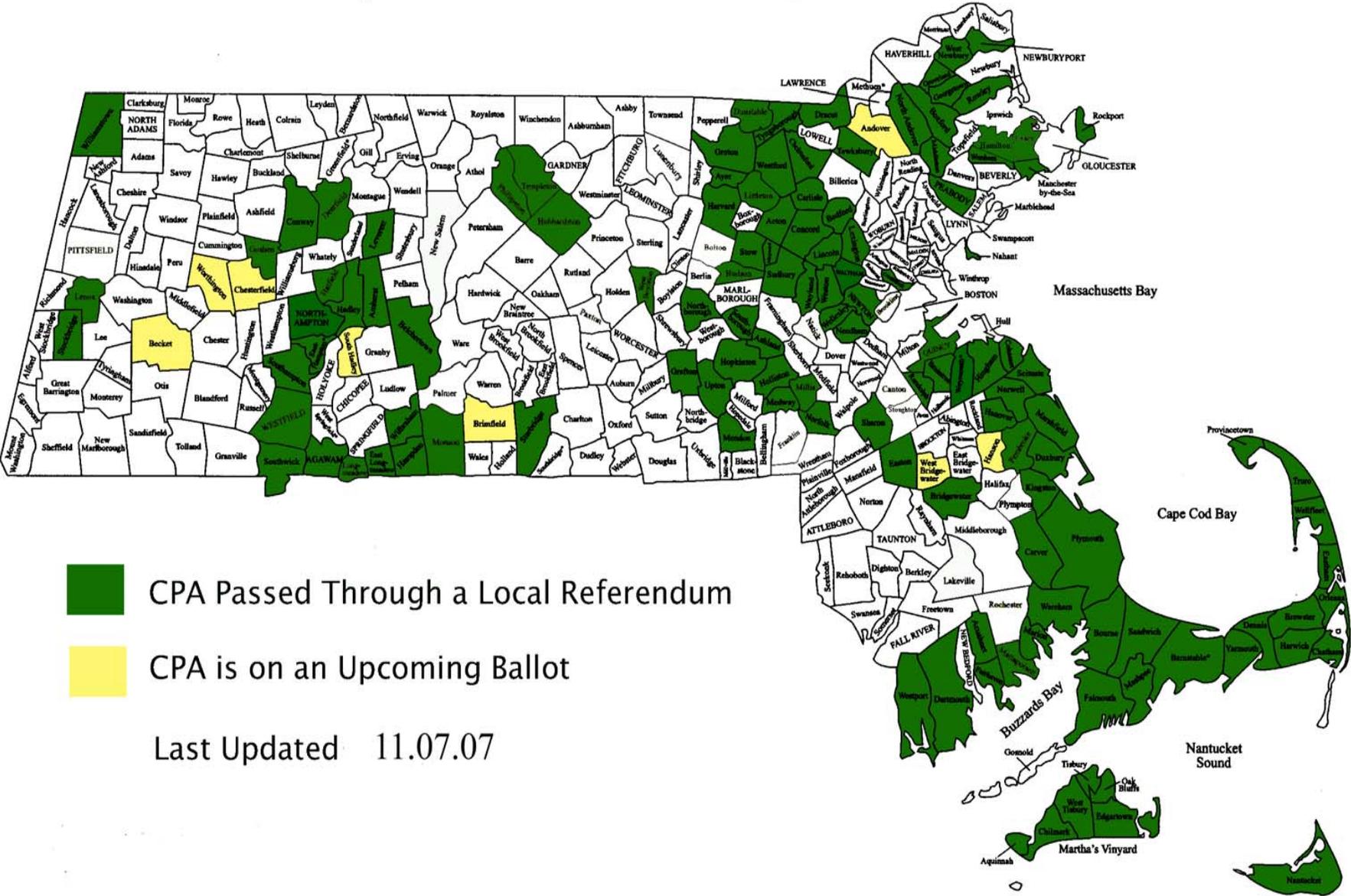
## Coalition



Citizens' Housing And Planning Association



# Status of Community Preservation Act Adoption



CPA Passed Through a Local Referendum

CPA is on an Upcoming Ballot

Last Updated 11.07.07

# The Community Preservation Act

*Allows communities to establish a dedicated fund for:*

*Open Space  
(and recreation)*



*Historic Preservation*



*Affordable Housing*



# Basics of the Act

- Local adoption needed
- Establishes up to a 3% surcharge on local property taxes
- Requires 10% of monies to be spent on each of the 3 categories
- Allows flexibility for the remaining 70% in each of the 3 categories
- Not a permanent commitment
- **Includes matching funds**



# Community Preservation Committee

- Membership: (one from each)
  - Conservation Commission
  - Historic Commission
  - Planning Board
  - Recreation Board
  - Housing Authority

Up to 4 additional members

# CPC Statutory Requirements

- **Assess CPA needs**
- **Solicit and screen projects**
- **Recommend CPA expenditures to TM or City Council**
- **Hold at minimum one public hearing annually**
- **CPA budget development and other record keeping**

# Exemptions to the CPA Surcharge

- Any existing exemptions apply to CPA.
- **First \$100,000 of property value** – exempts the first \$100,000 of residential property value from the surcharge.
- **Low-moderate income** – exempts any household that earns less than 80% of area median and any senior (60+) who earns up to 100% of the median.

# Maximum Incomes for Exemption

|                                 | One person in household | Two people in household | Four people in household |
|---------------------------------|-------------------------|-------------------------|--------------------------|
| Seniors (residents 60 and over) | \$41,370                | \$47,280                | \$59,100                 |
| Low-income residents            | \$33,096                | \$37,824                | \$47,280                 |

# What does that mean for the average Royalston taxpayer?

|                                   |           |
|-----------------------------------|-----------|
| Avg Assessed Home Value           | \$209,331 |
| * <u>With \$100,000 exemption</u> | \$100,000 |
| Net House Value Surcharged        | \$109,331 |
| Municipal Tax Rate (per \$1000)   | \$ 8.67   |
|                                   | <hr/>     |
| Amount Subject to Surcharge       | \$945     |
| CPA Surcharge Rate                | x 3%      |
|                                   | <hr/>     |
| Amount paid toward CPA Fund       | \$28      |

Based on this scenario, \$28 would be paid into the local Community Preservation Trust Fund annually

# Royalston CPA Annual Cost and Revenue Scenario (Does Not Include State Match)

| Surcharge                             | Cost  | Amount Raised |
|---------------------------------------|-------|---------------|
| <b>With First \$100,000 Exemption</b> |       |               |
| 3.0%                                  | \$ 28 | \$ 17,209     |

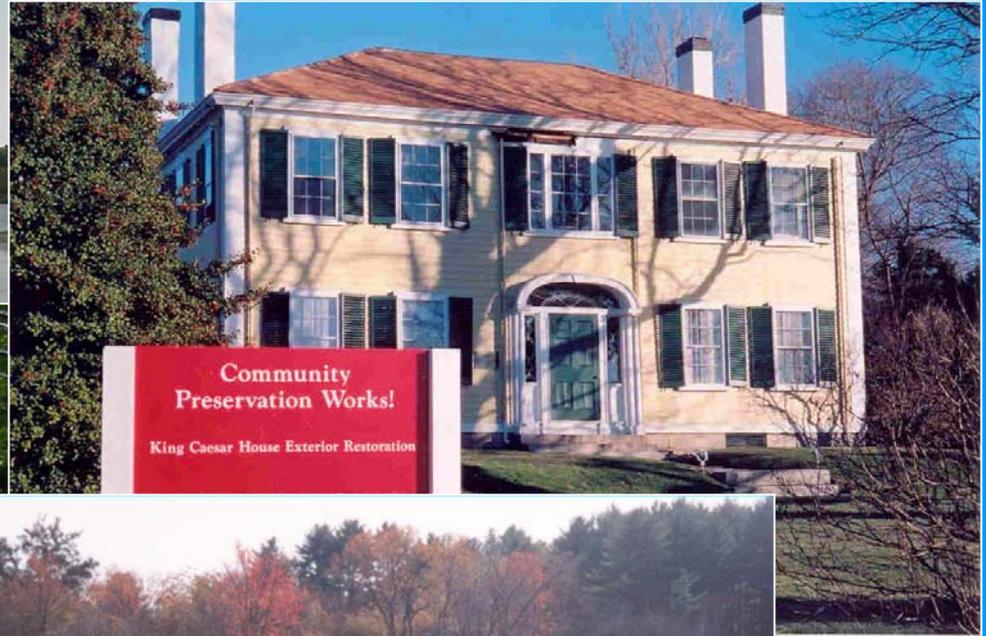
# Amending or Repealing the CPA



- The CPA must remain in place for at least five years.
- After five years the Act can be repealed at any time using the same procedures available for passage of the Act.
- Amendments to the surcharge percentage or the authorized exemptions can be made at any time using the same procedures available for passage of the Act.



# Potential Uses of CPA Funds



# Open Space

**Community Preservation funds may be used to:**

1. Purchase land
2. Purchase easements or restrictions on land
3. Protect drinking water and wetlands
4. Protect wildlife habitat
5. Restore polluted land to its natural state
6. Protect farms and farmland

# Carter Hill – North Andover Open Space Project





**Coes Hill, Southwick**

# Angino Farm, Newton





Angino Farm, Newton



Farmland preserved in Stow

6. 4. 2005



Rice Nature Preserve, Wilbraham

# Cole Property - Carver



# Bradstreet Open Space Project - Rowley





**Plymouth Fish Ladder**

# Recreation

## Land can be purchased for :

1. Active and passive recreation
2. Community gardens
3. Trails
4. Non-commercial sports
5. Parks, playgrounds or athletic fields

Focus is on *outdoor* recreational facilities





**Clipper City Bike Trail, Newburyport**



**Portion of Clipper City Bike Trail, Newburyport**



**New Soccer Field, Sudbury**

# Splash Park, Bedford



# Riverwalk Park, Peabody

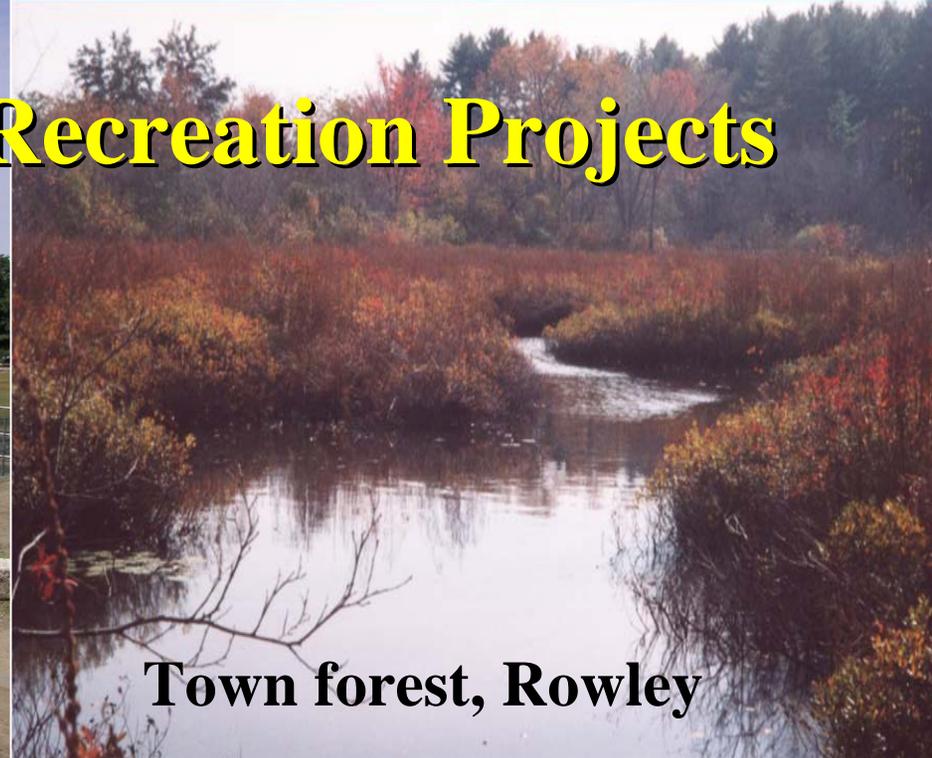


  
This project  
is being funded in part by  
a grant from the  
City of Peabody  
through the  
Community Preservation Act.  
Michael J. ...  
City of Peabody

# Other CPA-Funded Recreation Projects



**Skateboard Park, Bedford**



**Town forest, Rowley**



**McGrath Park, Agawam**



**Boat Ramp, Grafton**



Peabody – Special Needs Playground



# Historic Preservation

Community Preservation funds may be used for acquisition, preservation, rehabilitation or restoration of historic resources that:

- are listed or eligible for listing on the state register of historic places, or
- have been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town

# Historic Preservation

- Restoration of historic municipal properties
- Adaptive reuse
- Capital improvements to existing sites
- Grants to private non-profit groups, or individuals with a preservation easement



**Revere Bell, Plymouth**





**Pratt Library Housing – Cohasset**  
**An adaptive reuse CPA project**



**Preservation of Historic Town Documents - Boxford**



A woman with short blonde hair and glasses, wearing a white short-sleeved button-down shirt and white gloves, is holding an open book with handwritten text. She is standing in a room with red shelves filled with books and boxes. The boxes on the left are labeled with numbers like 73, 74, 75, 47, 46, 45, 44, 53, and 40. The shelves on the right contain several large, bound volumes, some with gold lettering on the spine that reads "OXFORD TOWN RECORDS". A white box on the top shelf has a label that says "Put in the Cup Reading Cat Page 100" and "Page 5203-751".

73 74 75  
47 46 45 44  
53  
40

Put in the Cup  
Reading Cat  
Page 100  
Page 5203-751

Copying  
with  
microfilm

OXFORD TOWN RECORDS

OXFORD TOWN RECORDS

OXFORD TOWN RECORDS

Chose Daniel Andrews  
Samuel H. Batchelder  
Daniel F. Harriman  
Solomon Lowe  
Augustus Hayward  
Jonathan J. Porter

Surveyors  
of  
Lumber.

Chose Samuel Birby  
Samuel H. Batchelder  
John Beabody  
Amos Carleton  
Solomon Spofford  
Daniel Hosmer

Measurers  
of  
Wood & Bark.

Chose George W. Sawyer  
Samuel W. Jenkins  
\* Moses Sorman  
\* Excused William R. Kimball

Sealers  
of  
Leather.

Chose Jefferson Kimball  
Franklin Jaques

Pound Keepers

Voted To take up the Fourth article

Voted For Treasurer of the Co  
For William F. Wade

Voted To take up the Second art

Voted That the Committee prepare  
Committee

Chose Daniel T. Gould  
Samuel Kimball  
Josiah Kimball  
Phineas W. Barnes  
Moses Kimball  
Joshua T. Day  
John A. Bacon

Sc  
Co

Voted That each School district  
to appropriate their  
of the School money in  
shall think best.

Town Officers 1848

Voted To consist

# CPA Housing

- **For families and individuals earning up to 100% of area median:**
  - \$59,100 for a family of four
  - \$47,280 for a couple
  - \$41,370 for 1 person
- **Units count toward 10% housing goal if inhabitants earn less than 80% of median.**
- **CPA Housing is different than 40B:**
  - Subject to local zoning
  - Approved locally
  - Permanently affordable

# Housing Projects

- Comprehensive housing plans
  - Conversion of existing stock
  - Homeownership programs
  - “Friendly” 40B
  - New construction
  - Partnerships: Habitat, Housing Trusts, other non-profit developers
- 

NANTUCKET

# HOUSING OUR COMMUNITY

*A Year-round Housing Needs Assessment*

## EXECUTIVE SUMMARY



JOHN J. RYAN, Consultant  
DEVELOPMENT CYCLES

for the

NANTUCKET SUSTAINABLE  
DEVELOPMENT CORPORATION

in cooperation with the

NANTUCKET RESIDENT  
HOUSING PARTNERSHIP

Needs assessment,  
comprehensive housing  
plans, feasibility studies –  
Chilmark, Dartmouth,  
Harvard, Hingham,  
Holliston, Nantucket,  
Wareham



**Patriot Place Affordable Housing, Bedford, Massachusetts**



**CPA-funded Affordable  
Housing in Bedford**



HABITAT  
FOR  
HUMANITY

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NANTUCKET

# Pilot Grove Housing Complex, Stow



# New Affordable Home in Lincoln





**Stockbridge CPC**

# State Matching Funds

Match Distributed Every  
October 15



FY 2002  
\$17.8 Million  
Match  
Distribution

FY 2003  
\$27.2 Million  
Match  
Distribution

FY 2004  
\$31.4 Million  
Match  
Distribution

FY 2005  
\$46.3 Million  
Match  
Distribution

FY 2006  
\$58.6 Million  
Match  
Distribution

FY 2007  
\$68.1 Million  
Match  
Distribution

# CPA Trust Fund

Trust Fund Revenue



FY 2002  
41.3 Million

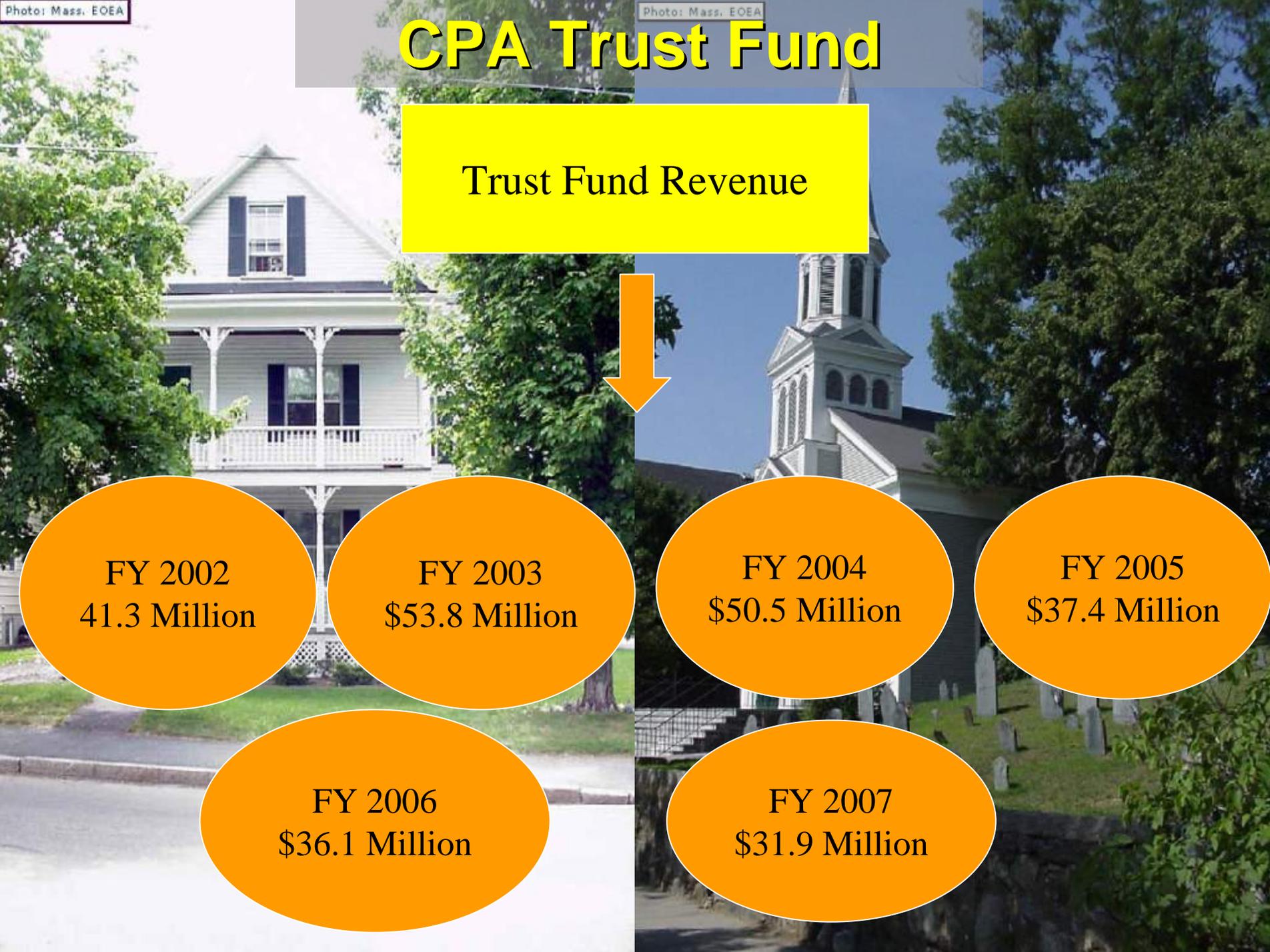
FY 2003  
\$53.8 Million

FY 2004  
\$50.5 Million

FY 2005  
\$37.4 Million

FY 2006  
\$36.1 Million

FY 2007  
\$31.9 Million



# Using CPA to Leverage Other Funding

| Town        | Project   | CPA \$    | Other \$   |
|-------------|---|-----------|--|
| Peabody     | Rail-trail  | \$162,000 | \$1.36 million federal grant                           |
| Bedford     | Archeological survey  | \$10,000  | \$15,000 from MHC                                      |
| Easthampton | Restore Town Hall   | \$50,000  | \$50,000 from MHC                                      |
| Newton      | Elderly housing   | \$850,000 | \$3.167 million from HUD                               |
| Grafton     | Hassanamesitt Village<br>– open space/historic preservation | \$250,000 | \$1.85 million from state, federal and private sources |
| Hampden     | 166 acres open space  | \$100,000 | \$400,00 from state and private sources                |

# CPA Milestones

- 127 adopting communities (over 1/3 of state)
- Other states using MA CPA as a model
- More than \$335 million appropriated so far for CPA projects
- More than 8,000 acres of open space protected
- Over 1,000 units of affordable housing created
- Over 700 appropriations made to restore and preserve historic resources
- Over 350 recreation projects funded

A scenic view of a waterfall cascading over mossy rocks in a lush forest. The water flows over several tiers of large, dark grey rocks, creating a soft, white mist. The surrounding forest is dense with green trees and foliage, and the ground is covered in moss and fallen branches.

**For Further Information**

[www.communitypreservation.org](http://www.communitypreservation.org)